



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Minutes

Reinvestment Zone No. 3

Tuesday, March 19, 2019

9:30 AM

City Council Chambers

Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services are requested to contact the City Secretary's office (at 361-826-3105) at least 48 hours in advance so that appropriate arrangements can be made.

A. Chairperson Everett Roy to call the meeting to order.

Chairperson Roy called the meeting to order at 9:31 a.m.

B. City Secretary Rebecca Huerta to call roll of the Corporation Directors.

City Secretary Rebecca L. Huerta called the roll and verified that a quorum of the Board was present to conduct the meeting.

(Board Member McComb arrived at 9:34 a.m.; Board Member Guajardo arrived at 9:44 a.m.)

Present 11 - Chair Everett Roy, Board Member Roland Barrera, Board Member Paulette Guajardo, Board Member Gil Hernandez, Board Member Michael Hunter, Board Member Claudia Jackson, Board Member Al Jones, Board Member Joe McComb, Board Member Ben Molina, Board Member Greg Smith, and Board Member Carolyn Vaughn

Absent 1 - Board Member Rudy Garza

C. PUBLIC COMMENT:

None.

D. MINUTES:

1. Approval of minutes of the January 22, 2019 regular meeting.

Chairperson Roy referred to approval of the minutes. Board Member Jackson made a motion to approve the minutes, seconded by Board Member Hunter and passed unanimously (Board Members Garza, Guajardo, and McComb - absent).

E. FINANCIAL REPORT:

2. TIRZ #3 Financial Reports as of January 31, 2019

Chairperson Roy referred to Item 2. Interim Director of Financial Services Alma

Casas presented the financial report for Reinvestment Zone No. 3 ending January 31, 2019 including: total assets; revenues; expenditures; transfers; fund balance; and commitment report.

F. EXECUTIVE SESSION ITEMS:

Chairperson Roy referred to the day's executive sessions. The Board went into executive session at 9:35 a.m. The Board returned from executive session at 10:23 a.m.

3. **Executive Session pursuant to Texas Government Code § 551.071** and Texas Disciplinary Rules of Professional Conduct Rule 1.05 to consult with attorneys concerning legal issues related to economic development agreement(s) involving Tim Clower and/or other persons or entities desiring to engage in commercial development at or in the vicinity of 619 N Chaparral Street; **and pursuant to Texas Government Code § 551.087** to discuss or deliberate regarding commercial or financial information relating to some or all of the aforementioned matter(s) or entities that the governing body seeks to have locate, stay, or expand within the City limits and with which the governing body is conducting economic development negotiations and/or financial or other incentives involving said business prospect, and possible action related to the aforementioned matters in open session.

Chairperson Roy referred to Item 3 and the following motion was considered:

Motion authorizing the City Manager, or designee, as an agent of the TIRZ #3, to execute a Downtown Reimbursement Agreement with Tim Clower, for improvements to the property located at 619 North Chaparral Street for a total incentive not to exceed \$32,225 under the Chaparral Street Improvement Grant Program.

Board Member Molina made a motion to approve the motion, seconded by Board Member Barrera and passed unanimously (Board Member Garza - absent).

4. **Executive Session pursuant to Texas Government Code § 551.071** and Texas Disciplinary Rules of Professional Conduct Rule 1.05 to consult with attorneys concerning legal issues related to economic development agreement(s) involving Peoples Street Project LLC and/or other persons or entities desiring to engage in commercial development at or in the vicinity of 541 N Chaparral Street; **and pursuant to Texas Government Code § 551.087** to discuss or deliberate regarding commercial or financial information relating to some or all of the aforementioned matter(s) or entities that the governing body seeks to have locate, stay, or expand within the City limits and with which the governing body is conducting economic development negotiations and/or financial or other incentives involving said business prospect, and possible action related to the aforementioned matters in open session.

Chairperson Roy referred to Item 4 and the following motion was considered:

Motion directing the City, as an agent of TIRZ #3, to prepare a Downtown Development Reimbursement Agreement with Peoples Street Project, LLC, for improvements to the property located at 541 North Chaparral Street for a total incentive amount not to exceed \$390,000, made up of an amount not to exceed \$190,000 to be paid over two years under the Chaparral Street Improvement Grant Program and an amount not to exceed \$200,000 to be paid over ten years or until the expiration of the TIRZ #3, representing a reimbursement of 75% of the increment paid during that time, under the Project Specific Development Agreement Program, the incentive being contingent on the subsequent execution of an agreement and approval of the agreement by the Board.

Board Member Vaughn made a motion to approve the motion, seconded by Board Member Hunter and passed unanimously (Board Member Garza - absent).

H. PRESENTATION ITEMS:

7. Update - 2019 Downtown Perception Survey

Chairperson Roy deviated from the agenda and referred to Item 7. Alyssa Barrera, Corpus Christi Downtown Management District, stated that the purpose of this item is to provide an update regarding the 2019 Downtown Perception Survey. Ms. Barrera presented the following information: the survey's goals and methodology; results and benchmarks including: demographics, patronage, reasons for visiting downtown, non-user feedback; new programs; and highlights.

Board members discussed the following topics: the number of residents surveyed; the difference between patronage and non-patronage; non-users' perception of traffic congestion; information regarding a residential tour program; the potential for having historical information provided on Corpus Christi Regional Transportation Authority's (RTA) trolleys; improvements to the seawall; the number of respondents; activity at The Water's Edge Park; attendance at downtown events; wayfinding; a ferry service program; installation of resort umbrellas at McGee Beach; the need for working water fountains on the seawall; painting of the top step of the seawall; and solutions to address homelessness.

G. AGENDA ITEMS:

5. 3rd Amendment for Stonewater Projects

Motion approving Amendment No. 3 to the Downtown Development Reimbursement Agreement for Studio 44 Apartments f/k/a "Studio 21" with Stonewater Properties 723 Broadway LLC and Stonewater Properties Carancahua Inc., which provides an extension of the deadline for completion of Phase 1.

Chairperson Roy referred to Item 5. Alyssa Barrera, Executive Director of the Downtown Management District, stated that the purpose of this item is to

approve an amendment to the Downtown Development Reimbursement Agreement for the Stonewater projects by extending the completion deadline for Phase 1 to June 2019.

A board member discussed the previous ownership of the building located at 723 Broadway.

Board Member Hunter made a motion to approve Item 5, seconded by Board Member Molina and passed unanimously (Board Member Garza - absent).

6.

2nd Amendment for Stonewater Properties Water Street, Inc.

Motion approving Amendment No. 2 to the Downtown Development Reimbursement Agreement with Stonewater Properties Water Street, Inc., which provides that the Developer must complete improvements on or before June 30, 2019.

Chairperson Roy referred to Item 6. Alyssa Barrera, Executive Director of the Downtown Management District, stated that the purpose of this item is to approve an amendment to the Downtown Development Reimbursement Agreement with Stonewater Properties Water Street Inc., 401 S. Water Street to extend the completion date to June 2019.

A board member requested an update on the project and the opening date of the brewery.

Board Member Molina made a motion to approve Item 6, seconded by Board Member Jackson and passed unanimously (Board Member Garza - absent).

I. IDENTIFY FUTURE AGENDA ITEMS:

Chairperson Roy referred to Identify Future Agenda Items. The following items were identified: the election of Vice Chairperson; and repair of the water fountains located on the seawall.

J. ADJOURNMENT

The meeting was adjourned at 11:06 a.m.

** Regardless of the agenda heading under which any item is listed, any word or phrase of any item listed on this agenda shall be considered a subject for consideration for purposes of the Texas Open Meetings Act and other relevant laws, and the Board of Directors may deliberate and vote upon any such subject and resolutions related thereto. Any descriptions of property or amounts stated in this agenda are descriptive and not restrictive, and property and amounts may be changed in the motions, actions or documents. In addition to other items listed in this agenda, policies and procedures of this corporation, legal analysis of any items, policies or procedures, and any items that are currently receiving funding from this corporation may be discussed and deliberated and these matters are added as subjects of discussion to this meeting. This agenda has been reviewed and approved by the attorney for the governing body, and the presence of any subject or description in the Executive Session portion of this agenda constitutes a written interpretation of Chapter 551 of the Texas Local Government Code by the attorney for this corporation indicating that said subject or description thereof may be legally discussed in a closed meeting.*